

# STAFFORD COUNTY PLANNING COMMISSION AGENDA

GEORGE L. GORDON, JR., GOVERNMENT CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

JUNE 12, 2013  
6:30 P.M.

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## CALL TO ORDER

## INVOCATION

## PLEDGE OF ALLEGIANCE

## ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

## DECLARATIONS OF DISQUALIFICATION

## PUBLIC PRESENTATIONS

## PUBLIC HEARINGS

None

## UNFINISHED BUSINESS

1. [RC1300177; Reclassification – George Washington’s Boyhood Home at Ferry Farm](#) - A proposed reclassification to remove the HR, Historic Resource Overlay Zoning District from Assessor’s Parcels 54-93 and 93A, zoned HI, Heritage Interpretation Zoning District. The property consists of 76.94 acres, located on the west side of Kings Highway at the intersection with Ferry Road within the George Washington Election District. **(Time Limit: August 6, 2013) (History: Deferred at May 8, 2013 to May 22, 2013) (Deferred at May 22, 2013 to June 12, 2013)**
2. [Transfer of Development Rights \(TDR\)](#) - Amend the Comprehensive Plan and Zoning Ordinance by adopting textual amendments regarding the Transfer of Development Rights Program, including the Sending and Receiving Area Map. **(Time Limit: August 5, 2013)**  
**(Authorize for Public Hearing by: June 12, 2013)**  
**(Potential Public Hearing Date: July 10, 2013)**
3. [CUP1200299; Conditional Use Permit – Crucible Properties II, LLC](#) - A request for a Conditional Use Permit to allow an Industrial School in a M-1, Light Industrial Zoning District on Assessor's Parcel 35-22. The property consists of 87.59 acres located at the end of Jack Ellington Road, approximately 1,000 feet east of Richards Ferry Road, within the Hartwood Election District. **(Time Limit: July 21, 2013) (History: Deferred at May 22, 2013 to June 26, 2013)**
4. [Comprehensive Plan Amendment; Urban Development Areas](#) - Amend the Comprehensive Plan recommendations for Urban Development Areas and targeted growth areas in the County. **(Deferred at February 27, 2013 until further information from staff) (History: Deferred at March 27, 2013 to April 10, 2013)**  
**(Scheduled for June 1, 2013 Work Session)**

5. Discussion of Public Notification Requirements (**History: Deferred at February 5, 2013 to February 13, 2013**)  
(*Scheduled for June 1, 2013 Work Session*)
6. Proffer Guidelines - Discuss proposed amendments to the County's proffer guidelines for zoning reclassifications. (**History: Deferred at May 8, 2013 to June 26, 2013**)
7. Comprehensive Plan Amendment; Anne E. Moncure Elementary School Relocation - Consider an amendment to the Comprehensive Plan to include Assessor's Parcels 20-66B, 20-66C, 21-15, and 21-16 within the Urban Services Area, and change the land use designation from Agricultural to Suburban. The property consists of 23.7 acres and is located on the northeast side of Juggins Road, south of Smith Lake Drive, within the Griffis-Widewater Election District. (**Time Limit: August 31, 2013**)  
(*Authorize for Public Hearing by: July 10, 2013*)  
(*Potential Public Hearing Date: August 28, 2013*)

#### NEW BUSINESS

8. [WAV1300235; Assessor's Parcel 8-17; 5:1 Lot Ratio Waiver Request](#) - A waiver of the frontage to depth ratio for a minor subdivision zoned A-1, Agricultural, located on the south side of Garrisonville Road approximately 0.69 mile from the Fauquier County line, on Assessor's Parcel 8-17 within the Rock Hill Election District. (**Time Limit: September 10, 2013**)
9. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O13-36 would amend Stafford County Code, Section 28-35, Table 3.1, "District Uses and Standards" and Section 28-39 "Special Regulations" to define breweries, microbreweries, and distilleries and to allow these uses in various zoning district with special regulations. (**Time Limit: August 20, 2013**)
10. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O13-34 would amend Stafford County Code to create new lighting standards that will minimize glare, light trespass, overlighting, and skyglow, while improving safety and security, and conserving energy for businesses and residents of the County. Additionally, the new lighting standards will help streamline the review process by eliminating the need for CUPs for pole height in all zoning districts. (**Time Limit: August 20, 2013**)

#### PLANNING DIRECTOR'S REPORT

#### COUNTY ATTORNEY'S REPORT

#### COMMITTEE REPORTS

11. Proffer Guidelines

#### CHAIRMAN'S REPORT

OTHER BUSINESS

12. TRC Information – Meeting June 26, 2013

APPROVAL OF MINUTES

February 27, 2013

ADJOURNMENT